

152.0

0007

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

842,900 / 842,900

USE VALUE:

842,900 / 842,900

ASSESSED:

842,900 / 842,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONOUGH MARY E/LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1: 14 PERKINS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	MC DONOUGH MARY E -
Owner 2:	-

Street 1: 14 PERKINS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,289 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289		Sq. Ft.	Site		0	80.	0.88	9									510,936						510,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7289.000	332,000		510,900	842,900		101035
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18

PREVIOUS ASSESSMENT								Parcel ID	152.0-0007-0019.0	Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date
2020	101	FV	332,000	0	7,289.	510,900	842,900	842,900	Year End Roll	12/18/2019	
2019	101	FV	264,200	0	7,289.	479,000	743,200	743,200	Year End Roll	1/3/2019	
2018	101	FV	264,200	0	7,289.	396,000	660,200	660,200	Year End Roll	12/20/2017	
2017	101	FV	264,200	0	7,289.	364,000	628,200	628,200	Year End Roll	1/3/2017	
2016	101	FV	264,200	0	7,289.	332,100	596,300	596,300	Year End	1/4/2016	
2015	101	FV	257,700	0	7,289.	325,700	583,400	583,400	Year End Roll	12/11/2014	
2014	101	FV	257,700	0	7,289.	302,700	560,400	560,400	Year End Roll	12/16/2013	
2013	101	FV	257,700	0	7,289.	288,000	545,700	545,700		12/13/2012	

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MC DONOUGH MARY	70080-247		10/16/2017	Convenience		1	No	No				
MC DONOUGH MARY	57396-71		9/2/2011	Convenience		1	No	No				
	5665-17		1/1/1901	Family		No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/9/2018		Inspected							BS	Barbara S							
4/27/2018		MEAS&NOTICE							CC	Chris C							
1/15/2009		Meas/Inspect							336	PATRIOT							
11/22/1999		Meas/Inspect							270	PATRIOT							
7/21/1993									EK								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH		
Type:	6 - Colonial	Full Bath:	1	Rating:	Average			
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:		28		
(Liv) Units:	1	Total:	1	3/4 Bath:		4 EFP (40)		
Foundation:	1 - Concrete	A 3QBth:		Rating:		4 EFP BMT (40)		
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average	24 UAT SFL FFL BMT (672)		
Prime Wall:	3 - Aluminum	A HBth:		Rating:		15 FFL BMT (150)		
Sec Wall:	%	OthrFix:		Rating:		1		
Roof Struct:	1 - Gable	OTHER FEATURES						
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	28		
Color:	TAN	A Kits:		Rating:		8		
View / Desir:		Frpl:	1	Rating:	Average	4		
GENERAL INFORMATION		WSFlue:		Rating:		18		
Grade: C+ - Average (+)		CONDOS INFORMATION						
Year Blt:	1930	Eff Yr Blt:						
Alt LUC:		Alt %:						
Jurisdict:		Fact:						
Const Mod:								
Lump Sum Adj:								
INTERIOR INFORMATION		DEPRECIATION						
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%			
		Functional:			%	OFF (32)		

INTERIOR INFORMATION

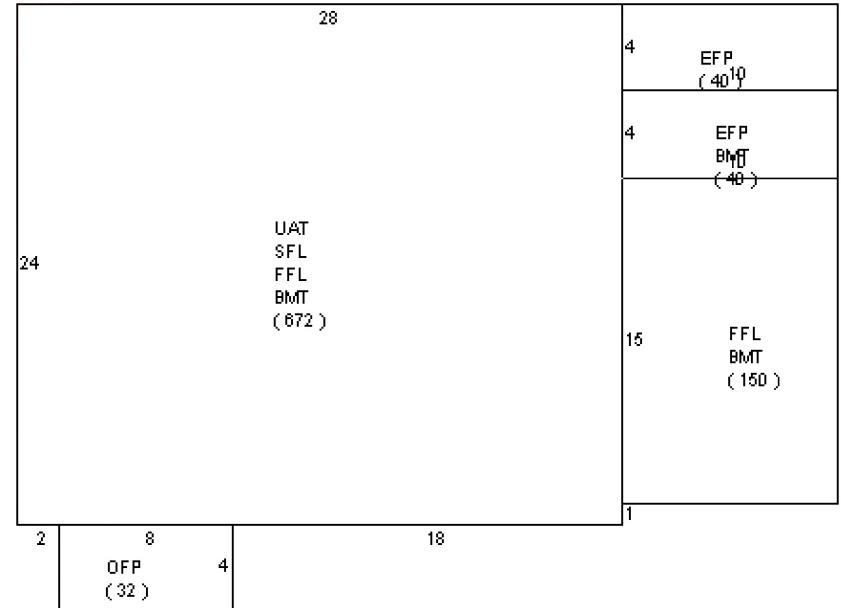
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet
		50 %
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
ARD ITEMS **PARCEL ID** 152.0-0007-0019.0

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	862	73.290	63,174	BMT	100	RRM	70 A		
FFL	First Floor	822	167.900	138,012						
SFL	Second Floor	672	167.900	112,827						
UAT	Upper Attic	168	67.160	11,283						
EFP	Enclos Porch	80	60.950	4,876						
OFP	Open Porch	32	43.780	1,401						
Net Sketched Area:		2,636	Total:	331,573						
Size Ad	1494	Gross Are	3140	FinArea	2097					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

